404

Davidson County DEEDWARR
Recvd: 09/06/00 16:05 2pgs
Fees:11.00 Taxes:314.50
20000906-0088357

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WARRANTY DEED

This Indenture made this **15th** day of **August, 2000** between **Affordable Housing Resources, Inc., ,** GRANTOR, and **Lisha Jordon ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

A Parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Bransford Avenue, and being Lot 13 of the Vine Hill Homes as of record in Plat Book 9700, page 870, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the westerly margin of Bransford Avenue, 790.80 feet from the centerline of Benton Avenue; thence with Bransford Avenue, S. 19 deg. 15' 00" E. 60.00 feet; thence leaving said Avenue, S. 70 deg. 45' 00" W. 114.00 feet, to Lot 3 of Vine Homes, LLC; thence, with Lot 3 N. 19 deg. 15' 00' W. 60.00 feet; thence, a common line with Lot 12, N. 70 deg. 45' 00" E. 114.00 feet, to the point of beginning.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from MDHA Housing Trust Corporation of record in Instrument Number 200003030021521, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 9700, page 870, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 10858, page 148; Book 11212, page 793; Book 11309, page 481; Book 11212, page 881; and Book 11309, page 577, Register's office for Davidson County, Tennessee.

Improved property known as 2145 Bransford Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **15th** day of **August, 2000.**

Affordable Housing Resources, Inc.

Dan Eaton NRS

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dan Eaton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the NRS of the Affordable Housing Resources, Inc., and that he/she as such NRS executed the foregoing instrument for the purpose therein contained by signing the name of Affordable Housing Resources, Inc. by him/her self as NRS. Witness my hand and official seal this 15th day of August, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 28 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $85000

Affiant

Subscribed and sworn before me this 15th day of August, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 28 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Lisha Jordon
2145 Bransford Avenue
Nashville, Tennessee 37204

Send Tax Bills to:
SunTrust Bank, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

Map & Parcel Number:

Map 105-05 Parcel 51